Gleason Funeral Home Commercial Overlay
Community District 7, Queens
July 2, 2024

1. INTRODUCTION

Martin A Gleason Funeral Home, LLC (the "Applicant"), proposes a zoning map amendment to rezone 10-15 150th Street, 10-25 150th Street, and 150-19 11th Avenue, Block 4515, Lots 1, 6, and 52 (the "Project Area"), in the Whitestone neighborhood of Queens Community District 7 from an R2A zoning district to an R2A/C2-2 zoning district. The proposed zoning map amendment would permit the conversion of Lot 6 to an accessory parking lot for the Martin A Gleason Funeral Home as-of-right.

2. BACKGROUND

The Project Area was included in the Whitestone Rezoning (C 060055 ZMQ, effective December 21, 2005) and was rezoned from an R2 zoning district to the existing R2A zoning district. The Whitestone Rezoning rezoned approximately 310 blocks within Queens Community District 7. The rezoning aimed to preserve the existing neighborhood scale, prevent development that was inconsistent with the low-rise detached character of the neighborhood. The rezoning to an R2A zoning district ensured that new single-family houses matched the established scale of the traditional development patterns.

The existing funeral home is located on Lot 1 and is a pre-existing non-confirming use permitted by the BSA. On June 11, 1968, the BSA granted a variance to permit the enlargement of a two-story building to a funeral home and accessory parking in the open area of Lot 1 (10-25 150th Street). *See* BSA Cal. No. 138-68-BZ. The BSA has also exercised jurisdiction over Lot 52 (150-19 11th Avenue) since 1998, when a variance was granted to permit an accessory open parking lot for the existing funeral establishment on Lot 1. *See* BSA Cal. No. 149-97-BZ. The term of the BSA resolution expires on August 11, 2038.

3. DESCRIPTION OF THE SURROUNDING AREA

Zoning
The area within a 600-foot radius of the Project Area (the "Surrounding Area") is zoned R2, R2A and R3-2/C2-2.

R2 zoning districts permit only single-family detached houses. The minimum lot area is 3,800 square feet with a minimum lot width of 40 feet. The maximum FAR permitted is 0.50. A front yard of at least 15 feet is required. Two side yards are required with a minimum width of 5 feet each and a minimum total width of 13 feet. A 30-foot rear yard is required. The maximum height of the building is not fixed but is governed by sky exposure plane. The maximum open space ratio is 150. One off-street parking is required per dwelling unit. The maximum FAR permitted for community facility uses is 1.0.

R2A zoning districts are contextual zoning districts intended to preserve low-rise neighborhoods characterized by single-family detached homes. R2A zoning districts permit only single-family detached houses with a minimum lot area of 3,800 square feet with a minimum lot width of 40 feet. The maximum FAR permitted is 0.50. A front yard of at least

15 feet is required. Two side yards are required with a minimum width of 5 feet each and a minimum total width of 13 feet. A 30-foot rear yard is required. The maximum height of the building is 35 feet and the maximum lot coverage is 30%. The maximum FAR permitted for community facility uses is 1.0.

R3-2 zoning districts permit all housing types with a minimum lot width of 40 feet for detached residences and 18 feet for all others. Maximum lot coverage is 35% and the maximum FAR is 0.5 (plus 0.1 attic allowance). The perimeter wall maximum is 21 feet and the building height maximum is 35 feet. A front yard of at least 15 feet is required. For detached homes, two side yards are required with a minimum width of five feet each and a minimum total width of 13 feet. For semi-detached one- and two-family homes, one eight-foot side yard is required. For all other dwellings, two eight-foot side yards are required for buildings, or abutting buildings on the same zoning lot with aggregate width of street walls not more than 80 feet, for buildings or abutting buildings where the aggregate width of the street walls exceeds 80 feet, a two side yards equal to at least 10% of the aggregate width of the street wall shall be provided. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit or 50% of Income-Restricted Housing Units ("IRHU").

C2-2 districts are commercial overlay districts mapped within residential districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, including funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial FAR is 1.0. C2-2 commercial overlays require approximately 1 parking spot per 300 square feet of commercial floor area.

Land Uses

The land uses within the Surrounding Area consist primarily of a mixture of residential, community facility, industrial, and commercial uses. The residential uses within the surrounding area consist mainly of one- and two-family residential buildings to the north, west, and south of the Project Area. Community facility buildings are located to the south of the Development Site such as the Holy Cross Greek Orthodox Church located at 150-01 12th Avenue (Block 4516, Lot 1), the Holy Cross Greek Orthodox Church Community Center located at 12-01 150th Street (Block 4517, Lot 9), the Whitestone Community Ambulance Service located at 12-15 150th Street (Block 4516, Lot 5) and the QSAC School located at 12-10 150th Street (Block 4504, Lot 27). A mix of commercial and manufacturing uses are located to the east and southeast of the Project Area. Most of the manufacturing uses are auto related. The buildings within the Surrounding Area range in height from 1 – 2.5 stories.

Public Transportation

The Project Area is served by public transportation. The Q15A bus stops across the street from the Project Area and serves Beechhurst, Whitestone, and Flushing and stops at the 7-train (Main Street) and LIRR (Murray Hill). The Q76 bus stops approximately 0.3 miles from the Project Area and serves College Point and Jamaica.

4. DESCRIPTION OF THE DEVELOPMENT SITE AND PROJECT AREA

The Project Area consists of 10-15 150th Street, 10-25 150th Street, and 150-19 11th Avenue

(Block 4515, Lots 1, 6, & 52) within the Whitestone neighborhood within Queens Community District 7. The Project Area is approximately 40,117 square feet. All lots are Applicant owned. The Project Area is currently zoned R2A, a low-density residential district which permits residential and community facility uses.

Block 4515, Lot 1 (10-25 150th Street) is an irregularly shaped lot and has approximately 121 feet of frontage along 150th Street, approximately 175 feet of frontage along 11th Avenue, for a total lot area of approximately 24,900 square feet. The lot is improved with the Martin A. Gleason Funeral Home with accessory parking.

Block 4515, Lot 52 (150-19 11th Avenue) has approximately 60 feet of frontage along 11th Avenue and a depth of approximately 170 feet, for a total lot area of approximately 10,219 square feet. The lot currently serves as an accessory parking lot to the Lot 1 with 29 parking spaces as per BSA approval.

Block 4515, Lot 6 (10-15 150th Street) has approximately 50 feet of frontage along 150th Street, a depth of approximately 100 feet, for a total lot area of approximately 5000 feet. The lot is vacant.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed rezoning will facilitate the development of a second accessory parking lot for the funeral home on Lot 6. The proposed parking lot would contain 22 new parking spaces for the funeral home while Lots 1 and 6 will continue to provide a total of 36 surface parking spaces for the funeral home. The proposed parking spaces will reduce the need for off-street parking within the surrounding area during funeral services.

6. ACTION NECESSARY TO FACILITATE THE PROJECT

The action necessary to facilitate the Proposed Development is a zoning map amendment to rezone the Project Area from an R2A zoning district to an R2A/C2-2 zoning district[1]. The proposed C2-2 commercial overlay would reflect existing conditions on Block 4515, Lots 1 and 52 while permitting the applicant to utilize Lot 6 for accessory surface parking. Commercial overlays are mapped along Clintonville Street between 10th Avenue and Cross Island Parkway and 150th Street between 12th Road towards the Cross Island Parkway. A C2-2 overlay is already mapped on the subject block for a depth of 100 feet on Clintonville between 10th and 11th Avenues. Across 11th Avenue, on Block 4516, a C2-2 commercial overlay is mapped for a depth of approximately 350 feet. The proposed C2-2 overlay will not change the character of the neighborhood as many buildings within the surrounding neighborhoods contain commercial uses and would bring the existing funeral home use and accessory parking into an as-of-right conforming use.

[1] If the City of Yes for Housing Opportunity text amendment, which was referred into public review on April 29, 2024, is adopted as currently proposed by the Department of City Planning, R2A districts with a commercial overlay would allow up to 1.0 residential FAR and residential developments could have a flat-roof typology with a maximum height of 35 feet.

7. CONCLUSION

The Applicant proposes a zoning map amendment to map a C2-2 commercial overlay over the Project Area. The proposed zoning map amendment would facilitate the development of new surface parking lot with 22 spaces for the Martin A. Gleason Funeral Home. The proposed zoning map amendment will reflect the current land uses on Lots 1 and 52, while permitting additional off-street parking on Lot 6.